



A spacious and well presented one double bed roomed 2nd floor apartment which can be accessed via a lift or stairs and is situated within a purpose built retirement development. The apartment benefits from electric heating and double glazing. The accommodation includes an entrance hall with large walk in cupboard, spacious living room / dining room enjoying a lovely outlook and archway leads to a modern fitted kitchen. The bathroom is fitted with a matching suite with low level bath with shower over. The bedroom is a double room with built in wardrobes. There is a communal residents lounge, laundry room and a development manager. Externally there are communal gardens and private residents parking. The property is situated within easy reach of Northallerton High Street.





- One double bedroomed 2nd floor apartment
- Spacious living room / dining room
- Fitted bathroom with shower over the low level bath
- Communal residents lounge and laundry room
- Easy reach of Northallerton High Street
- Well presented living accommodation
- Modern fitted kitchen with integrated oven and hob
- Purpose built retirement property with development site manager
- Communal gardens and private residents parking

GENERAL INFORMATION

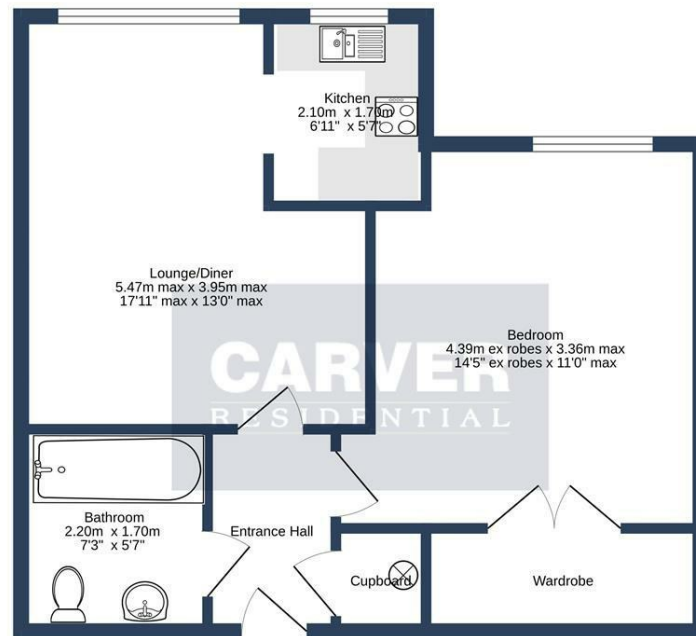
Tenure: Leasehold. 125 year lease from 1st July 1989. Service charge £1280.51 paid every six months and Ground rent £235.52 paid every six months

Services: Electric heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Band B

Occupancy age restriction - 60yr or over for main owner & 55yr or over for partner.



SECOND FLOOR

ARDEN COURT, NORTHALLERTON, DL6 1EW.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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MAB 6202



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